

BK5937PG020

TRANSFER
TAX
PAID

WARRANTY DEED

012497

We, **Philip S. Bard** and **Jacqueline L. Bard** of Waterville, Kennebec County, Maine, for consideration paid, grant to **Dean A. Davis**, whose mailing address is P.O. Box 257, Shawmut, Maine 04975, with Warranty Covenants, the land in Waterville, Kennebec County, Maine, more particularly bounded and described as follows, to wit:

X
63-232

A CERTAIN LOT OR PARCEL OF LAND situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Being Lot numbered thirty-three (33) on a plan of the Bacon and Seavey Lots, so-called lying between the land of the Maine Central Railroad Company and College Avenue, said plan made for Frazier Gilman August 25, 1886, by Ira E. Getchell, C.E., and being on the files of plans in Kennebec County Registry of Deeds, to which said plan reference is hereby made and to be had for further description and identification of the location of said lot and for the dimensions of the boundary lines of the same.

BEING the same premises conveyed by Quitclaim Deed of Michael W. Goodman and Deborah L. Goodman to Philip S. Bard and Jacqueline L. Bard dated September 11, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5921, Page 294.

ALSO including all that property acquired by Michael J. Poulin and Kathleen M. Poulin from Alfreda M. Bearce by warranty deed dated July 9, 1980, and recorded in the Kennebec County Registry of Deeds in Book 2306 Page 255 which lies Northeasterly of Line "B" as shown on Plan by E.S. Coffin, dated April 28, 1984 recorded in said Registry in File Drawer C-84054. Said property being conveyed by a Quitclaim Deed from Michael J. Poulin and Kathleen M. Poulin to Philip S. Bard and Jacqueline L. Bard, dated May 16, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2684 Page 69.

EXCEPTING AND RESERVING all that property which lies Southwesterly of line "B" as shown on Plan of E.S. Coffin, dated April 28 1984, recorded in said Registry in File Drawer C-84054 as conveyed by a Quitclaim Deed from Philip S. Bard and Jacqueline L. Bard to Michael J. Poulin and Kathleen M. Poulin dated May 16, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2684 Page 70.

Witness our hands and seals this _____ day of May, 1999.

Witness

Philip S. Bard

Witness

Jacqueline L. Bard

63-232

STATE OF MAINE

Kennebec, ss.May 6, 1999

Then personally appeared the above named Philip S. Bard and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Deborah A. Douglas
Notary Public



DEBORAH A. DOUGLAS
Notary Public, State of Maine
My Commission Expires September 6, 2005

Printed Name

My Com. Exp.: _____

STATE OF MAINE

Kennebec, ss.May 6, 1999

Then personally appeared the above named Jacqueline L. Bard and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Deborah A. Douglas
Notary Public



DEBORAH A. DOUGLAS
Notary Public, State of Maine
My Commission Expires September 6, 2005

Printed Name

My Com. Exp.: _____

RECEIVED KENNEBEC SS.

1999 MAY -7 AM 9:00

ATTEST: Theresa Ruth Mann
REGISTER OF DEEDS